

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Mercer County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$8,807,536**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	94.35 %	89.44 %	2	90.66 %	80	82	
% of Funds Disbursed	90.89 %	79.59 %	2	81.06 %	88	90	
Leveraging Ratio for Rental Activities	0.53	4.71	25	4.62	15	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	85.10 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	65.13 %	1	68.23 %	100	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.47 %	82.90 %	16	79.86 %	42	46	
% of 0-30% AMI Renters to All Renters***	57.73 %	44.92 %	10	44.82 %	67	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.07 %	1	94.65 %	100	100	
Overall Ranking:			In State:	8 / 27	Nationally:	76 / 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$53,583	\$26,982		\$25,419	97 Units	26.40 %	
Homebuyer Unit	\$5,426	\$16,774		\$14,530	162 Units	44.00 %	
Homeowner-Rehab Unit	\$7,733	\$15,065		\$20,251	109 Units	29.60 %	
TBRA Unit	\$0	\$8,048		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mercer County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$77,639	\$73,750	\$7,733
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	72.2	56.8	73.4	0.0
Black/African American:	25.8	29.6	22.9	0.0
Asian:	0.0	0.6	0.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.1	12.3	1.8	0.0
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HOUSEHOLD SIZE:

1 Person:	82.5	31.5	52.3	0.0
2 Persons:	15.5	24.7	27.5	0.0
3 Persons:	2.1	22.2	12.8	0.0
4 Persons:	0.0	11.7	3.7	0.0
5 Persons:	0.0	7.4	2.8	0.0
6 Persons:	0.0	1.2	0.9	0.0
7 Persons:	0.0	1.2	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.9	65.4	38.5	0.0
Elderly:	22.7	8.0	31.2	0.0
Related/Single Parent:	5.2	8.6	6.4	0.0
Related/Two Parent:	0.0	9.9	5.5	0.0
Other:	10.3	8.0	18.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.2	0.0 [#]
HOME TBRA:	0.0	
Other:	22.7	
No Assistance:	72.2	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mercer County Consortium

State: NJ

Group Rank: 76
(Percentile)

State Rank: 8 / 27 PJs

Overall Rank: 78
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.16	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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